



City of Richmond

Report to Committee

To: Planning Committee

Date: April 19, 2011

From: Gavin Woo, P. Eng.
Acting Director, Building Approvals

File:

Re: Basic Universal Housing Features – Zoning Bylaw Amendment

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 8736 be introduced and given first reading.

Gavin Woo, P. Eng.
Acting Director, Building Approvals
(604-276-4113)

attach.(2)

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ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Development Applications	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Policy Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

The purpose of this report is to amend the Basic Universal Housing Features requirements in the Richmond Zoning Bylaw 8500, to harmonize them with the new Provincial Adaptable Housing Standards in the BC Building Code.

Findings Of Fact

On July 23, 2007, Council adopted the Amendment Bylaw 8244 to include a Floor Area Ratio bonus of 1.86m² (20 ft²) per unit for Basic Universal Housing Features, in the Zoning and Development Bylaw 5300. Basic Universal Housing Features in the Zoning Bylaw encourage the provision of accessible units in residential buildings.

On January 1, 2010, the Province implemented a change in the BC Building Code to include the new Adaptable Housing Standards. These standards apply to single-storey suites in new multi-residential unit buildings, when adaptable housing is required by local government bylaw or built voluntarily. This approach gives local governments the option to implement the new standards and provides consistency in how adaptable housing is designed and built.

Analysis

Staff reviewed and compared the new Provincial Adaptable Housing Standards with the City's Basic Universal Housing Features and concluded there were only minor differences. (See Table 1 attached)

To harmonize with the Provincial Standards, staff recommend the changes highlighted in Table 1.

Staff further discussed the harmonization and the recommended changes with representatives from the Urban Development Institute Group and the Richmond Centre for Disability, both of whom were in concurrence and support the recommendations.

The City's current incentive-based approach is well supported by the development community and there has been an increasing number of accessible units being provided in the City. Although the changes in the BC Building Code provide the City the option to implement a new bylaw requiring Adaptable Housing Standards be applied to all newly constructed multi-residential buildings, the City's first step is to harmonize both standards. The new mandatory requirement would entail more discussion with the development community and further study in the 2041 Official Community Plan Update.

Financial Impact

None.

Conclusion

It is our recommendation to harmonize the features shown in Table 1 of the City's Basic Universal Housing Features with the Provincial Adaptable Housing Standards in Amendment Bylaw 8736. This approach would provide consistency in how adaptable housing is designed and built.



Gavin Woo, P. Eng.
Acting Director, Building Approvals
(604-276-4113)

GW:gw



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8736
Basic Universal Housing Features**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - a) at section 4.16.5. by deleting “855.0 mm” and substituting “850.0 mm”.
 - b) by deleting section 4.16.6. in its entirety and substituting the following:

“4.16.6. The minimum clear opening for the interior doors to at least one **bedroom**, one accessible bathroom and to common living areas in every **dwelling unit** shall be no less than 800.0 mm (which will be provided by a swing door).”.
 - c) at section 4.16.11.a) by deleting “1220.0 mm” and substituting “1500.0 mm” in the text and in Figure 2, and by adding at the end of the text in this section:

“This requirement to apply to door assemblies to one bathroom and one bedroom in 2 bedroom and larger dwelling units .”.
 - d) at section 4.16.11.b) by deleting “600.0 mm” and substituting “300.0 mm” in the text and in Figure 3, and by adding at the end of the text in this section:

“This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one bedroom in 2 bedroom and larger dwelling units .”.
 - e) at section 4.16.12. by adding at the end of the text in this section:

“and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance.”.
 - f) at section 4.16.13. by adding at the end of the text in this section:

“This requirement does not apply to exterior balcony, patio and deck door sills.”.
 - g) by deleting section 4.16.14. in its entirety.
 - h) by deleting section 4.16.18. in its entirety and substituting the following:

“4.16.18. Light switches and electrical panels shall be 900.0 to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor.”.

- i) at section 4.16.19. by deleting “not less than 450.0 mm” and substituting “455.0 mm to 1200.0 mm”.
- j) at section 4.16.20. by deleting “1350.0 mm” and substituting “1200.0 mm”.
- k) at section 4.16.23.a) by deleting “1020.0 mm” and substituting “510.0 mm” and by adding “and at least 800.0 mm before the text “in front of the toilet”.
- l) at section 4.16.23.c) by deleting “914.0 mm” and substituting “510.0 mm” in the text and in Figure 6.
- m) by deleting section 4.16.25.c) and 4.16.25.d) in their entirety, by adding the word “and” after 4.16.25.b) and by relettering section 4.16.24.e) accordingly.
- n) at section 4.16.28. by deleting “860.0 mm” and substituting “800.0 mm”.
- o) at section 4.16.29. by adding at the end of the text in this section:

“This requirement does not apply to “Juliet” or “French” style of balcony or patio.”.
- p) by renumbering sections 4.16.14. to 4.16.29. in numerical order.

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8736**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin: 0;">CITY OF RICHMOND</p> <p style="text-align: center; margin: 0;">APPROVED by</p> <p style="text-align: center; margin: 0;"><i>[Signature]</i></p> <p style="text-align: center; margin: 0;">APPROVED by Director or Solicitor</p> <p style="text-align: center; margin: 0;"><i>[Signature]</i></p> </div>

MAYOR

CORPORATE OFFICER

Table 1

Zoning Bylaw 8500		BCBC 2006	
4.16.2. Dwelling units and amenities to be accessible from a road and parking	Required	Required	3.8.2.3.(1) 3.8.2.27.(1) 3.8.2.31.
4.16.3. Access to the elevator from the road and parking	Required	Required	3.8.2.27.(1)(c)
	Not required	Required (elevator, balcony, ramp)	3.8.2.3.(1)(e) 3.8.3.19. Egress from the accessible floor area.
	Not required	Required	3.8.2.31.(2) Visual warning system
4.16.4. Automatic door opener for the main entry	Required	Required	3.8.3.5.(4)
4.16.5. The minimum clear openings for entry doors to dwelling unit and in common areas	855 mm 850 mm	850 mm	3.8.5.3.(3)
4.16.6. The minimum clear opening for interior doors to at least one bedroom and one bathroom	800 mm <u>This requirement to apply for interior doors to common living area as well</u>	800 mm (... and to common living area)	3.8.5.4.(1)
4.16.11.(a) Where the door swings toward the area, the minimum length of clear and level area in front of the door	1220-1500 mm x (door width + 600 mm on the latch side) (for entry doors to dwelling only) <u>This requirement to apply for one bathroom and one bedroom for 2 bedroom and larger units</u>	1500 mm x (door width + 600 mm on the latch side) (for entry doors to dwelling, <u>one bathroom and one bedroom</u>)	3.8.5.4.(2) 3.3.1.13.(10)(b)(i)

Zoning Bylaw 8500		BCBC 2006	
4.16.11.(b) Where the door swings away from the area, the minimum length of clear and level area in front of the door	1220 mm x (door width + 600 300 mm on the latch side) (for entry doors to dwelling only) <u>This requirement to apply for common living areas for all units, and to one bathroom and one bedroom for 2 bedroom and larger units</u>	1220 mm x (door width + 300 mm on the latch side) (for entry doors to dwelling, common living areas, one bathroom and one bedroom)	3.8.5.4.(2) 3.3.1.13.(10)(b)(ii)
4.16.11.(c) Minimum separation of doors in series	1220 mm + door width	1220 mm + door width	3.3.1.13.(12)
4.16.11.(d) Clear area in front of the power operated doors	Exempted	1100 mm x door width (for doors swing away and sliding doors) (1100 mm + arc of the door swing) x door width (for doors swing into)	3.8.5.4.(2) 3.3.1.13.(10)(b)(iii) 3.3.1.13.(10)(b)(iv)
4.16.12. Width of common corridor not less than	1220 mm <u>and</u> <u>1500x1500 mm clear area adjacent to elevator entrance</u>	1220 mm and 1500x1500 mm clear area adjacent to elevator entrance and every 10 m	3.8.5.3.(2)
4.16.13. No abrupt changes in the floor surfaces (max 13 mm threshold)	Required <u>Exempt this requirement for the balcony and deck door sills</u>	Required	3.3.1.13.(11) 3.8.3.10
4.16.14. Floor surfaces to be slip resistant	<u>Take out this requirement</u>	Not required except in the stairs	

Zoning Bylaw 8500		BCBC 2006	
4.16.16. At least one window in the bedroom and one in the living room have to have sill height of	Max 750 mm	Not required	
4.16.16. “Accessible” window hardware on the accessible windows	Required	Not required	
4.16.18. Height of light switches, electrical panels	Max 1220 mm <u>900 – 1200 mm</u>	900 – 1200 mm	3.8.3.14.(1)(e) 3.8.5.7.(2)
4.16.18. Height of intercom	Max 1220 <u>1375</u> mm	Max 1375 mm	3.8.2.27.(2)
4.16.19. Electrical outlets, cable outlets and telephone jacks height	Min 450 mm <u>455 – 1200 mm</u>	455 – 1200 mm	3.8.5.7.(1)
4.16.20. Thermostats height	900 – 1350 <u>1200</u> mm	900 – 1200 mm	3.8.3.14.(1)(e) 3.8.5.7.(2)
4.16.21. Clear front area of minimum width of 750 mm in front of the controls	Required	Required to be “accessible”	3.8.3.14.(1)(e)
4.16.22. Rocker or paddle-type light switches	Required	Required to be “accessible”	3.8.3.14.(1)(e)
4.16.23.(a) Clearance from a centre line of the toilet to adjacent wall with grab bar	420 – 480 mm	420 – 480 mm	3.7.2.10.(3)(a)
4.16.23.(a) Clearance from any obstruction on non-grab bar side	Min 4020 <u>510</u> mm	Min 510 mm	3.8.5.5.(1)(b)

Zoning Bylaw 8500		BCBC 2006	
4.16.23.(a) Clearance from any obstruction in front of the toilet	Min 1020 <u>800 mm</u>	Min 800 mm	3.8.5.5.(1)(a)
4.16.23.(b) Clear area in front of the sink	760 x 1220 mm	760 x 1220 mm	3.8.5.5.(c)
4.16.23.(c) Minimum clear area measured from foot of tub	914 <u>510 mm</u>	510 mm	3.8.5.5.(1)(b)
4.16.23.(d) Structural enforcement in walls behind and beside the toilet, bathtub and shower	Required	Required	3.8.5.5.(2)
4.16.23.(e) Easy to grasp handles on faucets	Required	Required	3.7.2.10.(5)(d) 3.7.2.10.(10)(b)
4.16.24. At least one bathroom that serves common amenity space have to be wheelchair accessible as per BCBC	Required	Required	3.8.2.31.(1)(a) 3.8.2.3.(1)(d)
4.16.25.(a) Some accessible counter space and cupboards in the kitchen	Required	Required	3.8.5.6.(1)
4.16.25.(b) Easy to grasp handles on faucets in kitchens	Required	Required	
4.16.25.(c) Easy to reach and grasp handles on cupboards	Required <u>Take out this requirement</u>	Not required	
4.16.25.(d) Task lighting at sink, stove and key working areas	Required <u>Take out this requirement</u>	Not required	

Zoning Bylaw 8500		BCBC 2006	
4.16.25.(e) Plumbing and utility pipes located to provide a potential 810 mm wide space under the counter	Required	Not required	
4.16.26. Sufficient space to provide a turning diameter of 1500 mm on one side of a double bed in at least one bedroom	Required	Required	3.8.3.14.(1)(a)
4.16.27. Clothes closet in at least one bedroom to have clear opening of 900 mm, clear floor space of at least 750 x 1200 mm and clothes hanger rod that can be lowered to 1200 mm	Required	Required + one shelf that can be lowered to 1200 mm	3.8.3.14.(1)(d)
4.16.28. Minimum clear opening of access doors to patios and balconies	860 <u>Min 800</u> mm	Not required	
4.16.29. Minimum dimensions of any balcony or patio	1500 mm x 1500 mm <u>Add clarification that this requirement does not apply to "Juliet" or "French" style of balcony</u>	1500 mm deep x 1300 mm wide (for non sprinklered buildings only)	3.8.3.19.(1)(c) 3.8.3.19.(5)